

## ***Area 90: Redmond/ Woodinville/ East Kirkland/ East Bothell***

### **Boundaries:**

West – I-405 north of SR-520, and 148<sup>th</sup> Ave NE between SR-520 & NE 20<sup>th</sup> St..

North – NE 205<sup>th</sup> ST (King – Snohomish County line)

East – From the King-Snohomish line, south along 148<sup>th</sup> Ave NE to NE 165<sup>th</sup> St, then west to the Sammamish River, then south along the Sammamish River to NE 116<sup>th</sup> St, then east to 196<sup>th</sup> Ave NE, and then south to Lake Sammamish.

South – From I-405, east along NE 40<sup>th</sup> St to 132<sup>nd</sup> Ave NE, then north to 60<sup>th</sup> St, then east to 148<sup>th</sup> Ave NE, then south to NE 20<sup>th</sup> St, then east to Bel-Red Rd, then following northeast along Bel-Red Rd to NE 40<sup>th</sup> St, then east to 172<sup>nd</sup> Ave NE, then south to NE 20<sup>th</sup> PL, and then east to Lake Sammamish.

### **Neighborhood Descriptions and Changes:**

Area 90 consists of 12 neighborhoods located predominately in the cities of Redmond, Woodinville, east Kirkland and a small portion of east Bothell. The remainder of the area is within the adjacent unincorporated King County.

### **Maps:**

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7<sup>th</sup> floor of the King County Administration Building.

### **Physical Inspection Area:**

Neighborhoods 90-10, 90-30 & 90-45, located in the east Redmond and the east Bothell areas were physically inspected for this cycle. The neighborhoods are approximately 13% of the entire Area. Information for the remaining portion of the Area is based on existing County records and data as inspected during prior years.

## ***Preliminary Ratio Analysis***

A Preliminary Ratio Study of existing values was done in April 2003. The study included sales of improved parcels and showed a COV of 17.82%.

The study was repeated after application of the 2003 recommended values. The results are included in the validation section of this report showing a difference in the COV from 17.72% to 8.63%.

## ***Scope of Data***

### **Land Value Data:**

Vacant land sales from 1/1/2000 to 12/31/02 were given primary consideration for valuing land. The total land values, including the specialties, for Area 90 increased from \$2,418,119,600 to \$2,734,901,500, reflecting a 13.1% increase.

### **Improved Parcel Total Value Data:**

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division & Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Additional information was obtained using the CoStar Comps service. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Not Used" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

## Land Value

The land valuation consisted of a review of all vacant land sales from 1/2000 through 12/2002. The lien date of valuation is 1/1/2003.

### Area Descriptions and Sales:

The following is a breakdown of each neighborhood and a summary of the new sales considered. The assessor considered these and historic sales as the primary method of establishing the new assessed land values for each neighborhood.

#### North Creek (10)

This neighborhood is located within Bothell and is generally the High-Tech/Office Park MU multi-zoning. Lot sizes are typically 100,000 to 200,000 sqft. The assessed land values increased overall by 18% in this area.

Area /Nbhd	Parcel Number	Sale Price	Sale Date	Excise #	Price /sqft	Lot Size	Zone
90-10	092605-9009	\$4,350,000	4/10/02	1746293	\$14.9	291,660	R15/OP

#### Woodinville - North & South (15) (25)

These 2 neighborhoods are similar in characteristics with their predominately Industrial GB & I zoning. Adjustments are noted for topography and streams running through the GB zoned area. A small number of R-zoning is included within these neighborhoods.

The assessed land values increased overall by 16 % and 18% for the areas.

Area /Nbhd	Parcel Number	Sale Price	Sale Date	Excise #	Price /sqft	Lot Size	Zone
90-15	951710-0250	\$400,000	11/24/00	1790317	\$1.4	282704	GB
90-15	062210-0051	\$1,075,000	10/6/00	1780579	\$14.1	76,512	GB
90-15	032605-9146	\$749,000	11/02/01	1850952	\$6.2	110,478	I
90-15	571160-0020	\$500,000	10/28/02	1918545	\$8.4	59,448	I
90-15	032605-9022	\$737,300	8/2/02	1902248	\$8.8	83,738	I

**Woodinville – Downtown (20)**

This neighborhood is the downtown business core of Woodinville and is defined by properties falling within the Central Business District (CBD), O, and P/L zoning.

The assessed land values increased overall by 31% in this area.

Area /Nbhd	Parcel Number	Sale Price	Sale Date	Excise #	Price /sqft	Lot Size	Zone
90-20	210600-0040	\$200,000	02/26/01	1804757	\$13.7	14,605	CBD
90-20	092605-9101	\$850,000	2/25/02	1870815	\$29.6	28,737	CBD
90-20	102605-9071	\$480,656	4/3/01	1810660	\$42.2	11,400	CBD

**Kingsgate (35)**

Located north of NE 132<sup>nd</sup> St, east of I-405, and south and west of Woodinville city limits. This is a relatively small neighborhood of scattered parcels with a high proportion of multi-family/residential type properties.

The assessed land values increased overall by 26% in this area.

Area /Nbhd	Parcel Number	Sale Price	Sale Date	Excise #	Price /sqft	Lot Size	Zone
90-35	162605-9040	\$800,000	09/28/00	1779722	\$4.3	187,743	R24SO

**Totem Lake (40)**

This neighborhood is bounded on the west by I-405, north and south of NE 124<sup>th</sup> St, and extending east toward Willows Rd.

The assessed land values increased overall by 6% in this area.

Area /Nbhd	Parcel Number	Sale Price	Sale Date	Excise #	Price /sqft	Lot Size	Zone
90-40	282605-9110	\$160,000	06/28/00	1761728	\$6.8	23,630	ISO
90-40	389310-0992	\$550,000	02/01/01	1799753	\$9.6	57,216	PO

**Redmond – Willows Rd (30), West(45), & East Redmond (55)**

These 3 neighborhoods are located to the northwest, south, and east of downtown Redmond, and are characterized by the predominate Business Park and Manufacturing Park zoning. Lot sizes are large and typically range from 30,000sqft to 1,000,000+sqft. The Willows neighborhood has a greater mix of Office/Manufacturing to High Tech properties and is considered superior to the other neighborhoods, but also has a high number of parcels affected by topography reflecting individual site adjustments. A small amount of R zoning falls within the neighborhoods. The assessed land values increased overall by 8%, 10%, and 7% for these areas.

Area /Nbhd	Parcel Number	Sale Price	Sale Date	Excise #	Price /sqft	Lot Size	Zone
90-30	272605-9110	\$827,000	5/1/00	1750842	\$6.0	136,778	ISO
90-30	272605-9008	\$540,000	7/18/00	1765613	\$9.4	57,146	ISO
90-30	719893-0020	\$10,000,000	6/18/01	1824357	\$17.1	585011	GDD
90-30	719893-0010	\$10,000,000	6/18/01	1824358	\$22.5	443,441	GDD

**Downtown Redmond (50)**

The area is considered to be the downtown city core of Redmond and is generally bounded by 116<sup>th</sup> Ave. NE to the east, SR-520 to the south, the Sammamish River to the west, and 116<sup>th</sup> St. being the northerly boundary. The zoning is primarily CC1 through CC6 with a small portion of R30. The assessed land values increased overall by 16% in this area.

Area /Nbhd	Parcel Number	Sale Price	Sale Date	Excise #	Price /sqft	Lot Size	Zone
90-50	062506-9113	\$459,500	12/20/00	1793574	\$7.6	60,548	I
90-50	025105-0000	\$775,000	6/14/00	1759223	\$21.3	36,303	R20
90-50	012505-9185	\$500,000	11/15/00	1787255	\$23.5	21,230	GC
90-50	779290-0110	\$355,000	8/1/00	1769062	\$34.6	10,259	CC6

**Overlake/ Microsoft (60)**

This neighborhood falls within both the Redmond and Bellevue city limits and has the predominate zoning characteristic that promotes large tracts designed toward High-Tech business. The neighborhood is located on both sides of 520 and includes a number of R-zoned tracts, several of which are located on Lake Sammamish. The assessed land values increased overall by 10% in this area.

**East Kirkland (65)**

This neighborhood is generally located immediately north and south of NE 85<sup>th</sup> St and east of I-405. The predominate zoning is BC and PO along NE 85<sup>th</sup> St and R-zoning in the outer areas. The assessed land values increased overall by 13% in this area.

Area /Nbhd	Parcel Number	Sale Price	Sale Date	Excise #	Price /sqft	Lot Size	Zone
90-65	123850-0590	\$1,320,000	11/30/01	1856121	\$10.1	130,930	PLA 17
90-65	123850-0165	\$1,400,000	4/24/00	1748534	\$11.3	123,940	BC

## **Improved Parcel Total Values:**

### ***Sales comparison approach model description***

The model for sales comparison was based on four data sources from the Assessor's records; occupancy codes, age, condition and size. A search was made on data that most closely fit a subject property within each geographic area.

There were 58 improved sales in Area 90 considered being good, fair market transactions reflective of the market conditions. These sales were organized into market segments based on predominant use and further stratified by neighborhoods. The sales served to establish a general upper and lower market boundary for the various property types within the subject area. Location, quality, and effective age were factors considered for adjustment.

Changes in the market were noted in the 2002 year sales over prior years with vacancy rates continuing to increase and rental rents generally falling. Office space continues to be most strongly affected while retail showed a more stable market. Actual sales prices overall continue to show an increase as of this appraisal revalue date as compared to last year.

### **Sales comparison calibration**

The search for comparable sales was within each geographic neighborhood and expanded to include the surrounding neighborhoods within the geographic area.

### **Cost approach model description**

The Marshall & Swift Commercial Estimator was automatically calculated on all properties. Depreciation was also based on studies done by Marshall & Swift Valuation Service. The cost was adjusted to the western region and the Seattle area.

### **Cost calibration**

Each appraiser valuing new construction can individually calibrate Marshall-Swift valuations to specific buildings in our area by accessing the parcel and the computerized valuation model supplied by Marshall & Swift.

### ***Income capitalization approach model description***

156 tables were developed for income capitalization of the building use types. All tables are included. Rent amounts are based on annual rates.

The Income Approach was the predominate approach used for valuation of improved properties throughout Area 90. Income parameters were derived from the market place through the sales listed as well as through market rents, surveys, and available publications. A summary and breakdown of the various areas are as follows:

#### **Area 90-10/ 15/ 20/ 25 – North Creek/ Woodinville**

<b>Land Use:</b>	<b>Rent Range per Sqft</b>	<b>Vacancy/Coll. Loss %</b>	<b>Expense Rate %</b>	<b>Capitalization Rate %</b>
<b>Office</b>	\$15.00 to \$18.00	10% to 15%+	10%	8.25% to 9%
<b>Retail/Mixed Use</b>	\$11.00 to \$16.00	5% to 7%	10%	8.5% to 9.5%
<b>Industrial/ Whse.</b>	\$5-\$7 & \$10-\$13	10%+	10%	8.25% to 10%

Office annual rents typically ranged from \$15 to \$18 per net rentable area with expenses of 10%. The North Creek area showed had the highest vacancy rate reflecting the downturn in the larger office market. Retail and mixed-use retail annual rents typically ranged from \$11 to \$16 per net rentable area. Industrial, storage, and warehouse properties typical annual rent ranged from \$5/\$7 and \$10/\$13 per square foot of net rentable area for warehouse and warehouse office space. General annual expense rates used were 10%.

#### **Area 90-45/ 50/ 55 - Redmond CBD/ West/ East**

<b>Land Use:</b>	<b>Rent Range per Sqft</b>	<b>Vacancy/Coll. Loss %</b>	<b>Expense Rate %</b>	<b>Capitalization Rate %</b>
<b>Office</b>	\$14.00 to \$22.00	10%+	10%	8.25% to 9.5%
<b>Retail/Mixed Use</b>	\$12.00 to \$17.00	5%	10%	8.75% to 10%
<b>Industrial/ Whse.</b>	\$5-\$7 & \$12-\$14	10%+	10%	8.25% to 9.5%

Office annual rents typically ranged from \$14 to \$22 per net rentable area with expenses of 10%. Vacancy rates showed an increase over the previous year but were less than the larger office buildings generally located outside the downtown Redmond area. Retail and mixed-use retail remained stronger with annual rents range from \$12 to \$17 per net rentable area. Industrial, storage, and warehouse properties showed annual rent ranges from \$5/\$7 and \$10/\$13 per square foot of net rentable area for warehouse and warehouse office space. General annual expense rates used were 10%.

**Area 90-35/ 40 / 65 - Totem Lake/ Kingsgate/ East Kirkland**

<b>Land Use:</b>	<b>Rent Range per Sqft</b>	<b>Vacancy/Coll. Loss %</b>	<b>Expense Rate %</b>	<b>Capitalization Rate %</b>
<b>Office</b>	\$14.00 to \$20.00	5% to 12% +	10%	8.25% to 9%
<b>Retail/Mixed Use</b>	\$14.00 to \$19.00	5%	10%	8.5% to 9%
<b>Industrial/ Whse.</b>	\$5-\$6	5% +	10%	9% to 9.5%

Office annual rents typically ranged from \$14 to \$20 per net rentable area with expenses of 10%. Retail and mixed-use retail annual rents range from \$14 to \$19 net rentable area. Industrial, storage, and warehouse properties annual rent typically ranged from between \$4 to \$8 per square foot of net rentable area of warehouse space. The typical annual expense rates were 10%.

**Area 90-30/60 – Overlake/Microsoft / Willows**

<b>Land Use:</b>	<b>Rent Range per Sqft</b>	<b>Vacancy/Coll. Loss %</b>	<b>Expense Rate %</b>	<b>Capitalization Rate %</b>
<b>Office</b>	\$15.00 to \$18.00	5% - 10%	10%	8.5% to 9%
<b>Retail/Mixed Use</b>	\$12.00 to \$18.00	5%	10%	8.75% to 9.5%
<b>Industrial/ Whse.</b>	\$5.00 to \$9.00	5%	10%	8.5% to 9.75%

Office annual rents typically ranged \$14 to \$18 per net rentable area with expenses of 10%. Retail and mixed-use retail annual rents range from \$12 to \$18 net rentable area. Industrial, storage, and warehouse properties annual rent ranges form \$5 to \$9 per square foot of net rentable area. The typical annual expense rates are 10%.

***Income approach calibration.***

The tables were calibrated after setting economic rents, vacancy, expenses and capitalization rates by using adjustments based on size, effective age, and construction quality as recorded in the Assessor's records.

***Reconciliation and or validation study of calibrated value models including ratio study of hold out samples.***

All parcels were individually reviewed by the area appraisers for correctness of the table application before final value selected. Each appraiser can adjust any or all of the factors used to establish value by the model. The market rents as established by the income model were used as a guide in establishing the market rental rates used. The market rental rates applied varies somewhat but falls within an acceptable range of variation from the established guideline. Final value selects were reviewed by the Senior Appraisers before posting.



## Model Validation

### ***Total Value Conclusions, Recommendations and Validation:***

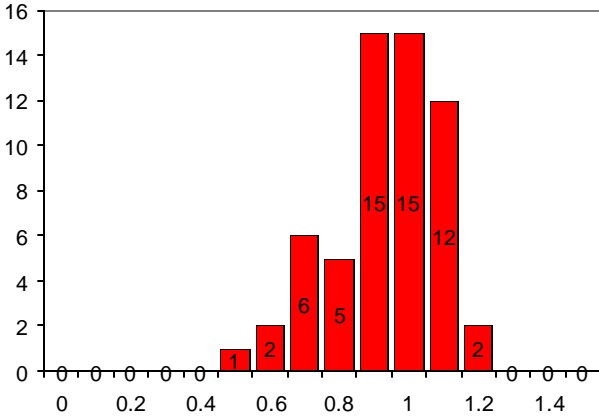
Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed during the entire cycle and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust by particular characteristics and conditions as they occur in the valuation area.

The new assessment level is reflected in the weighted mean ratio of 96.9%. The standard statistical measures of valuation performance are presented both in the Executive Summary and in the 2002 and 2003 Ratio Analysis charts included in this report. The total value for the Geographic assigned parcels increased as follows:

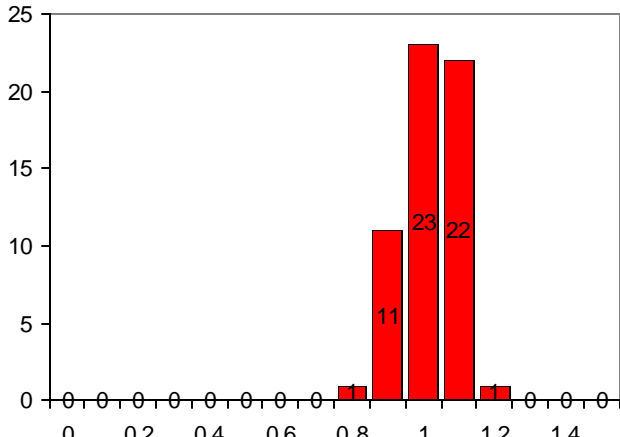
	<b>2002 Total</b>	<b>2003 Total</b>	<b>\$ Increase</b>	<b>% Change</b>
<b>Total Value</b>	\$2,041,755,895	\$2,211,022,200	\$169,266,305	8.3%

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the assessor's office.

## Present Improvement Value Calculation for Area 90

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:	
East Crew	1/1/2002	4/16/2003	1/1/2000 - 1/1/2003	
Area	Appr ID:	Prop Type:	Trend used?: Y / N	
90	EPRE	Improvement	N	
SAMPLE STATISTICS				
Sample size (n)	58	<div>Ratio Frequency</div> 		
Mean Assessed Value	1,395,600			
Mean Sales Price	1,650,600			
Standard Deviation AV	1,332,840			
Standard Deviation SP	1,576,442			
ASSESSMENT LEVEL				
Arithmetic mean ratio	0.875			
Median Ratio	0.903			
Weighted Mean Ratio	0.846			
UNIFORMITY				
Lowest ratio	0.4458			
Highest ratio:	1.1632			
Coefficient of Dispersion	13.52%			
Standard Deviation	0.1550			
Coefficient of Variation	17.72%			
Price-related Differential	1.03			
RELIABILITY				
95% Confidence: Median				
Lower limit	0.846			
Upper limit	0.940	These figures reflect current sales and their effect on the present assessed values.		
95% Confidence: Mean				
Lower limit	0.835			
Upper limit	0.915			
SAMPLE SIZE EVALUATION				
N (population size)	859			
B (acceptable error - in decimal)	0.05			
S (estimated from this sample)	0.1550			
Recommended minimum:	37			
Actual sample size:	58			
Conclusion:	OK			
NORMALITY				
Binomial Test				
# ratios below mean:	26			
# ratios above mean:	32			
z:	0.656532164			
Conclusion:	Normal*			
*i.e., no evidence of non-normality				

## Merge Improvement Ratio Calculation for Area 90

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:	
East Crew	1/1/2003	4/16/2003	1/1/2000 - 1/1/2003	
Area	Appr ID:	Prop Type:	Trend used?: Y / N	
90	EPRE	Improvement		N
SAMPLE STATISTICS				
Sample size (n)	58	<div>Ratio Frequency</div> 		
Mean Assessed Value	1,599,100			
Mean Sales Price	1,650,600			
Standard Deviation AV	1,568,285			
Standard Deviation SP	1,576,442			
ASSESSMENT LEVEL				
Arithmetic mean ratio	0.972	<div>These figures reflect current sales and their effect on the recommended assessed values.</div>		
Median Ratio	0.986			
Weighted Mean Ratio	0.969			
UNIFORMITY				
Lowest ratio	0.7280			
Highest ratio:	1.1988			
Coefficient of Dispersion	6.58%			
Standard Deviation	0.0839			
Coefficient of Variation	8.63%			
Price-related Differential	1.00			
RELIABILITY				
95% Confidence: Median		<div>These figures reflect current sales and their effect on the recommended assessed values.</div>		
Lower limit	0.956			
Upper limit	1.009			
95% Confidence: Mean				
Lower limit	0.951			
Upper limit	0.994			
SAMPLE SIZE EVALUATION				
N (population size)	859			
B (acceptable error - in decimal)	0.05			
S (estimated from this sample)	0.0839			
Recommended minimum:	11			
Actual sample size:	58			
Conclusion:	OK			
NORMALITY				
Binomial Test				
# ratios below mean:	25			
# ratios above mean:	33			
z:	0.91914503			
Conclusion:	Normal*			
*i.e., no evidence of non-normality				

### Improvement Sales for Area 90 with Sales Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code
090	010	613785	0010	6,600	1883660	\$1,500,000	04/25/02	\$227.27	NORTH CREEK RETAIL CENTER	MU	1	2
090	015	032605	9035	45,200	1815729	\$3,150,000	05/01/01	\$69.69	SEATTLE BREWERY/RED BALL	I	1	2
090	015	032605	9080	10,620	1812991	\$900,000	04/09/01	\$84.75	INTERBAY FOOD CO	I	1	2
090	015	032605	9082	17,882	1890139	\$1,075,000	05/10/02	\$60.12	NORTHWOOD INDUSTRIAL PARK SOUTH	I	1	2
090	015	092605	9109	1,404	1765004	\$2,900,000	07/13/00	\$2,065.53	VALLEY VIEW MOBILE MANOR	R15	2	2
090	015	102605	9091	8,784	1902598	\$2,475,000	08/08/02	\$281.76	BELMONT OFFICE PARK	O	1	2
090	015	880180	0010	64,760	1803124	\$7,000,000	02/28/01	\$108.09	SUNRISE CLOTHING GROUP	I	1	2
090	015	956075	0060	28,500	1815195	\$2,150,000	05/01/01	\$75.44	T R ZETCO PACKAGING & PAPER	I	1	2
090	015	956075	0100	20,440	1875745	\$1,690,000	12/18/01	\$82.68	WOODINVILLE BUSINESS PARK	I	1	2
090	015	956075	0110	20,440	1891839	\$1,750,000	06/04/02	\$85.62	WOODINVILLE BUSINESS PARK	I	1	2
090	020	102605	9019	1,216	1823375	\$310,000	06/08/01	\$254.93	CONVERTED SFR	CBD	1	2
090	020	102605	9115	6,000	1893304	\$1,300,000	06/18/02	\$216.67	SYNERGY CONSTRUCTION	O	1	2
090	020	726910	0050	18,928	1868030	\$2,175,000	02/13/02	\$114.91	MCLENDON HARDWARE	CBD	1	2
090	020	951710	0074	4,775	1920567	\$1,060,000	11/07/02	\$221.99	RUBY'S DINER	CBD	1	2
090	025	102605	9110	4,560	1758190	\$620,000	06/06/00	\$135.96	WOODINVILLE VETERINARY HOSPITAL	R8SO	3	2
090	030	272605	9048	1,176	1780132	\$500,000	10/03/00	\$425.17	REDMOND COUNSELING SVC	BP	1	2
090	035	162605	9084	2,500	1928303	\$330,000	12/13/02	\$132.00	A & J MART	NBSO	1	2
090	040	282605	9040	3,716	1866873	\$460,000	02/05/02	\$123.79	WASHINGTON EMISSION INSPECTION	LI	1	2
090	040	282605	9093	2,810	1747786	\$649,000	03/28/00	\$230.96	OFFICES	PR1.8	1	2
090	040	282605	9169	18,496	1884895	\$1,801,000	05/09/02	\$97.37	LINE RETAIL	BC	1	2
090	040	282605	9215	1,850	1805100	\$500,000	03/05/01	\$270.27	CAR WASH	LI	1	2
090	040	332605	9008	7,355	1786308	\$1,050,000	11/08/00	\$142.76	KINDER CARE LEARNING CENTER	PO	2	2
090	045	022505	9083	7,314	1786299	\$1,050,000	11/08/00	\$143.56	KINDERCARE LEARNING CENTER	R30	1	2
090	045	022505	9194	15,200	1796070	\$1,953,052	01/08/01	\$128.49	BAYSIDE DISPOSAL	MP	1	2
090	045	032505	9199	7,000	1927438	\$867,500	12/02/02	\$123.93	OLANDER CORP	MP	1	2
090	045	384850	0705	20,219	1739246	\$2,400,000	02/29/00	\$118.70	LA PLAZA DI ROSA RETAIL & 9 UNIT	NC/C	1	2
090	045	943050	0090	43,769	1731907	\$4,290,000	01/05/00	\$98.01	RAD VENTURES BLDG	MP	2	2
090	045	943050	0121	27,480	1753458	\$1,850,000	05/16/00	\$67.32	STRAIGHT LINE WATER SPORTS	MP	1	2
090	050	012505	9064	1,560	1738831	\$249,950	02/07/00	\$160.22	DUPLEX	CC6	1	2
090	050	022505	9064	1,754	1738118	\$420,000	02/16/00	\$239.45	FAMILY HEALTH CARE CLINIC	CC4	2	2
090	050	062506	9034	1,206	1793577	\$340,500	12/20/00	\$282.34	WATSON ASP	I	1	2
090	050	112505	9054	25,700	1795261	\$4,600,000	01/02/01	\$178.99	WEST GATE BUSINESS PARK	CC4	1	2
090	050	122505	9073	1,680	1868276	\$550,000	02/13/02	\$327.38	THOMPSON AGENCY	CC4	1	2
090	050	660050	0040	3,210	1845841	\$875,000	10/08/01	\$272.59	REDMOND MEDICAL CLINIC	CC4	1	2
090	050	660050	0090	4,200	1774563	\$874,094	08/24/00	\$208.12	COTTONWOOD OFFICE BLDG	CC4	1	2

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code
090	050	671970	0160	7,095	1738270	\$1,200,000	02/17/00	\$169.13	MAPLE STREET BUILDING	CC6	1	2
090	050	671970	0170	6,030	1752867	\$1,155,000	05/12/00	\$191.54	DAWELL SCOTT OFFICE BLDG	CC6	1	2
090	050	671970	0320	6,318	1768068	\$1,310,000	07/30/00	\$207.34	8059 BUILDING	CC6	1	2
090	050	671970	0320	7,050	1903844	\$1,850,000	08/14/02	\$262.41	8060 BUILDING	CC6	1	2
090	050	719880	0055	2,596	1801503	\$265,000	02/14/01	\$102.08	PALMERS	CC1	1	2
090	050	719880	0062	4,630	1802383	\$468,000	02/21/01	\$101.08	THE HOTEL CAFÉ	CC1	1	2
090	050	719890	0010	5,955	1796025	\$900,000	01/09/01	\$151.13	PARKWAY PROFESSIONAL PLAZA	CC4	1	2
090	050	719890	0230	3,792	1930192	\$830,000	12/19/02	\$218.88	MONMA'S RESTAURANT/ APT	CC4	1	2
090	050	920020	0020	43,915	1924542	\$7,290,000	11/27/02	\$166.00	VILLAGE SQUARE SHOPPING	CC4	2	2
090	050	927070	0095	7,600	1888542	\$1,245,814	05/24/02	\$163.92	159TH PL BLDG	CC5	1	2
090	055	131830	0173	2,139	1774446	\$130,000	08/25/00	\$60.78	CLASSIC CLEANERS	GC	1	2
090	055	386520	0020	6,200	1791405	\$950,000	12/11/00	\$153.23	KINDERCARE LEARNING CTR	GC	1	2
090	055	519550	0140	36,708	1902266	\$3,800,000	08/06/02	\$103.52	H I FOODS INC	MP	1	2
090	060	067310	0070	42,801	1923843	\$6,400,000	11/25/02	\$149.53	WASHINGTON CREDIT UNION BUILDING	RC	1	2
090	060	232505	9038	29,649	1914709	\$2,440,000	10/09/02	\$82.30	H & N INTERNATIONAL	OV	1	2
090	060	262505	9254	7,936	1780994	\$1,150,000	10/10/00	\$144.91	KINDERCARE LEARNING CENTER	RC	1	2
090	060	392720	0060	4,958	1831946	\$1,050,000	07/26/01	\$211.78	KOLL COMMERCE CENTER LOT 6	RC	1	2
090	060	392720	0090	6,463	1908433	\$1,311,989	09/06/02	\$203.00	KOLL COMMERCE CENTER LOT 9	RC	1	2
090	060	392720	0130	7,445	1900620	\$1,400,000	07/29/02	\$188.05	KOLL COMMERCE CENTER LOT 13	RC	1	2
090	065	123310	0291	1,842	1749370	\$750,000	04/20/00	\$407.17	PENNZOIL 10 MINUTE OIL CHANGE	BC	1	2
090	065	123310	0750	15,000	1917398	\$2,497,500	10/19/02	\$166.50	OFFICE	BCX	1	2
090	065	123310	0760	8,700	1865505	\$1,200,000	01/29/02	\$137.93	AUTOMOBILE CARE CENTER	BCX	1	2
090	065	863570	0010	2,341	1923962	\$476,000	11/25/02	\$203.33	CONVERTED SFR	PO2	1	2

## Vacant Sales for Area 90 with Sales Used

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
090	010	092605	9009	291,660	1746293	\$4,350,000	04/10/02	\$14.90	VACANT	R15/OP	1	2	
090	015	032605	9022	83,738	1902248	\$737,300	08/02/02	\$8.80	VACANT	I	1	2	
090	015	032605	9146	120,844	1850952	\$749,000	11/02/01	\$6.20	VACANT	I	1	2	
090	015	062210	0051	76,512	1780579	\$1,075,000	10/06/00	\$14.10	VALUE IN LAND -WOODINVILLE TRUSS	GB	1	2	
090	015	247540	0160	203,425	1826625	\$411,000	06/11/01	\$2.02	VAC LAND	OP	1	2	
090	015	571160	0020	59,448	1918545	\$500,000	10/28/02	\$8.40	VACANT	I	1	2	
090	015	951710	0250	282,704	1790317	\$400,000	11/24/00	\$1.41	VACANT	GB	1	2	
090	020	102605	9071	11,400	1810660	\$480,656	04/03/01	\$42.20	VACANT (FIRST MUTUAL BANK)	CBD	1	2	
090	020	210600	0040	14,605	1804757	\$200,000	02/26/01	\$13.69	VACANT	CBD	1	2	
090	030	272605	9008	57,146	1765613	\$540,000	07/18/00	\$9.45	VACANT	ISO	1	2	
090	030	272605	9110	136,778	1750842	\$827,000	05/01/00	\$6.05	VACANT (VALLEY VIEW CORP CTR)	ISO	1	2	
090	030	719893	0010	443,441	1824358	\$10,000,000	06/18/01	\$22.55	VACANT (FRED MEYER)	GDD	1	2	
090	030	719893	0020	585,011	1824357	\$10,000,000	06/18/01	\$17.09	VACANT (HOME DEPOT)	GDD	1	2	
090	035	162605	9040	187,743	1779722	\$800,000	09/28/00	\$4.26	VACANT	R24SO	1	2	
090	040	282605	9110	23,630	1761728	\$160,000	06/28/00	\$6.77	VACANT	ISO	1	2	
090	040	389310	0992	57,216	1799753	\$550,000	02/01/01	\$9.61	VACANT (SUN COAST BLDG)	PO	1	2	
090	050	012505	9185	21,230	1787255	\$500,000	11/15/00	\$23.55	VACANT	GC	1	2	
090	050	062506	9113	60,548	1793574	\$459,500	12/20/00	\$7.59	VACANT (TRUSS SPAN CO)	I	1	2	
090	065	123850	0165	123,940	1748534	\$1,400,000	03/28/00	\$11.30	VACANT (FORBES LAKE BLDG)	BC	1	2	
090	065	123850	0590	138,930	1856121	\$1,320,000	11/30/01	\$9.50	VACANT	PLA 17A	2	2	

## Exception Parcels

Account #	Reason
0125059111	\$1000 IMP VALUE
0125059116	\$1000 IMP VALUE
0225059025	\$1000 IMP VALUE
0326059037	\$1000 IMP VALUE
0326059047	\$1000 IMP VALUE
0326059056	\$1000 IMP VALUE
0326059057	\$1000 IMP VALUE
0326059062	\$1000 IMP VALUE
0326059089	\$1000 IMP VALUE
0326059093	\$1000 IMP VALUE
0326059094	\$1000 IMP VALUE
0326059105	\$1000 IMP VALUE
0425059019	\$1000 IMP VALUE
0622100021	\$1000 IMP VALUE
0622100051	\$1000 IMP VALUE
0622100052	\$1000 IMP VALUE
0622100061	\$1000 IMP VALUE
0625069018	\$1000 IMP VALUE
0625069019	\$1000 IMP VALUE
0625069039	\$1000 IMP VALUE
0625069044	\$1000 IMP VALUE
0625069129	\$1000 IMP VALUE
0725069010	\$1000 IMP VALUE
0925059010	\$1000 IMP VALUE
0925059138	\$1000 IMP VALUE
0926059109	\$1000 IMP VALUE
1125059014	\$1000 IMP VALUE
1125059026	\$1000 IMP VALUE
1225059016	\$1000 IMP VALUE
1225059070	\$1000 IMP VALUE
1225059089	\$1000 IMP VALUE
1225059095	\$1000 IMP VALUE
1225059125	\$1000 IMP VALUE
1225059165	\$1000 IMP VALUE
1233100275	\$1000 IMP VALUE
1286300010	\$1000 IMP VALUE
1318300160	\$1000 IMP VALUE
1318300180	\$1000 IMP VALUE
1318300195	\$1000 IMP VALUE
1425059050	\$1000 IMP VALUE
1425059152	\$1000 IMP VALUE
1425059156	\$1000 IMP VALUE
1625059015	\$1000 IMP VALUE
1626059017	\$1000 IMP VALUE
1759700270	\$1000 IMP VALUE
1759700275	\$1000 IMP VALUE
1759700330	\$1000 IMP VALUE
2126059236	\$1000 IMP VALUE
2126059249	\$1000 IMP VALUE
2182500012	\$1000 IMP VALUE
2325059038	\$1000 IMP VALUE

2726059049	\$1000 IMP VALUE
2826059173	\$1000 IMP VALUE
2826059188	\$1000 IMP VALUE
3326059092	\$1000 IMP VALUE
6719700065	\$1000 IMP VALUE
6719700080	\$1000 IMP VALUE
6719700105	\$1000 IMP VALUE
6719700130	\$1000 IMP VALUE
6719700285	\$1000 IMP VALUE
6719700345	\$1000 IMP VALUE
7198800061	\$1000 IMP VALUE
7198800085	\$1000 IMP VALUE
7198900300	\$1000 IMP VALUE
7200002254	\$1000 IMP VALUE
7269100047	\$1000 IMP VALUE
7269100093	\$1000 IMP VALUE
7792200035	\$1000 IMP VALUE
7792400015	\$1000 IMP VALUE
7792400040	\$1000 IMP VALUE
7792900165	\$1000 IMP VALUE
9270700040	\$1000 IMP VALUE
9270700060	\$1000 IMP VALUE
9435300091	\$1000 IMP VALUE
0125059148	ADDED EXCESS LAND
0125059154	ADDED EXCESS LAND
0225059022	ADDED EXCESS LAND
0225059126	ADDED EXCESS LAND
0325059203	ADDED EXCESS LAND
0326059080	ADDED EXCESS LAND
0326059103	ADDED EXCESS LAND
0326059125	ADDED EXCESS LAND
0673100073	ADDED EXCESS LAND
0725069076	ADDED EXCESS LAND
0926059140	ADDED EXCESS LAND
1026059068	ADDED EXCESS LAND
1026059140	ADDED EXCESS LAND
1225059073	ADDED EXCESS LAND
1225059092	ADDED EXCESS LAND
1225059093	ADDED EXCESS LAND
1225059160	ADDED EXCESS LAND
1225059187	ADDED EXCESS LAND
1241900014	ADDED EXCESS LAND
1626059132	ADDED EXCESS LAND
1626059136	ADDED EXCESS LAND
2126059190	ADDED EXCESS LAND
2212950062	ADDED EXCESS LAND
2552900010	ADDED EXCESS LAND
2625059049	ADDED EXCESS LAND
2726059048	ADDED EXCESS LAND
2726059080	ADDED EXCESS LAND
2726059082	ADDED EXCESS LAND



2726059102	ADDED EXCESS LAND
2826059079	ADDED EXCESS LAND
2826059093	ADDED EXCESS LAND
2826059105	ADDED EXCESS LAND
2826059124	ADDED EXCESS LAND
2826059128	ADDED EXCESS LAND
2826059138	ADDED EXCESS LAND
2826059154	ADDED EXCESS LAND
3876460050	ADDED EXCESS LAND
5195500170	ADDED EXCESS LAND
7198900090	ADDED EXCESS LAND
7198900180	ADDED EXCESS LAND
7198950100	ADDED EXCESS LAND
7201700072	ADDED EXCESS LAND
7201700073	ADDED EXCESS LAND
7269100040	ADDED EXCESS LAND
9517100081	ADDED EXCESS LAND
9517100100	ADDED EXCESS LAND
1238500215	CONTAMINATED PROPERTY
1626059038	ECONOMIC UNITS
2726059074	ECONOMIC UNITS
6600500010	ECONOMIC UNITS
7198800025	ECONOMIC UNITS
6719700145	ECONOMIC UNITS
1026059008	ECONOMIC UNITS